

CONDITIONAL USE APPLICATION

Evansville, Wisconsin

Version: December 2021

General instructions. Complete this application as it applies to your project. Submit one copy of the application form, **20 copies of any maps**, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this file off of the City's website at: www.ci.evansville.wi.gov.

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

- Office Use Only -

Initial application fee	\$300
Receipt number	
Date of pre-application meeting	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	

1. Applicant information

Applicant name CHS Oilseed Processing LLC

Street address 5500 Cenex Drive

City Inver Grove Heights

State and zip code Minnesota 55077

Daytime telephone number 507-327-3097

Fax number, if any _____

E-mail, if any Jim.Graham@chsinc.com

2. Agent contact information.

Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

3. Subject property information

0. Subject property information		
Street address	VARIES. SEE SITE SURVEY	
Parcel number	6 – 27 – SEE SURVEY	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	Agricultural District	A
	Residential Districts	RR LL-R12 LL-R15 R-1 R-2 R-3
	Business Districts	B-1 B-2 B-3 B-4 B-5
	Planned Office District	O-1
	Industrial Districts	I-1 I-2 I-3

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Describe the current use	Current use is mixed Agricultural (1 home)
Full legal description *You can request this information from Real Property Division of Rock County *This may be attached as a separate file	See attached Survey

4. Proposed use. Describe the proposed use.

CHS proposes construction of a greenfield Oilseed Processing site, comprised of a soybean processing and Food Grade vegetable oil facility. The facility will create direct connections to CHS core businesses, helping meet market demand for Food Grade soybean oil and renewable diesel (RD) feedstock, as well as providing the region with soybean meal as a feedstock for the livestock industry.

5. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Plant is staffed and operates 24/7, with highest vehicle traffic occurring on weekdays during early morning to early evening hours. Union Pacific rail service to plant expected to be once per day. Normal day time staffing is 50-65 workers, with evenings and weekends approximately 16 workers.

6. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Potential nuisances include: increased vehicle traffic, regulated particulate emissions, hexane storage. Minimally increased ambient noise level. Project intends to purchase enough land to reduce impacts at property lines. See site plan exhibit for expected plant light levels.

7. Review criteria. Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

The project's industrial use is consistent with the comprehensive plan vision.

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8. Other information. Provide any other information relating to the intended project and its relation to nearby properties.


The facility will be designed to relevant NFPA, IBC, EPA, DNR and other state regulations and standards. Controls will be included to mitigate risks. See attached exhibit for design standards and codes. CHS owns and operates several similar facilities, and has a history and knowledge of the requirements to run a successful and safe facility.

9. Site plan. Include 20 copies of a site plan (11" x 17") with the application. In addition, the Community Development Director may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

10. Location map. Include a map (8 1/2" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

11. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

DocuSigned by:

 D8F61C49CCE5470...

7/5/2023

Applicant Signature

Date

12. Landlord certification (if applicable)

**If you do not own the building that houses your business, you must have your landlord sign this application*

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.

Landlord Signature

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

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Site Plan Checklist		Complete ?	
		Yes	No
a.	Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project SEE ATTACHED PROJECT INFORMATION SHEET	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Date of the original plan and the latest date of revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Parcel number of the subject property SEE ATTACHED PROJECT INFORMATION SHEET	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled SEE ATTACHED SURVEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose SEE ATTACHED SURVEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i.	The location and dimension (cross section and entry throat) of all access points onto public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	The location and dimension of all loading and service areas of the subject property N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l.	The location of all outdoor storage areas and the design of all screening devices N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m.	The location, type, height, size, and lighting of all signage (existing and proposed) DETAILS UNDETERMINED AT THIS TIME	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n.	The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code DETAILS UNDETERMINED AT THIS TIME	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o.	The location and type of any permanently protected green space areas N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p.	The location of existing and proposed drainage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q.	In the legend, data for the subject property as follows:	<input type="checkbox"/>	<input type="checkbox"/>
1.	Lot area (square feet or acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Floor area (square feet) BY BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Floor area ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Impervious surface area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Impervious surface ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Building height (feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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FACT SHEET

What is a conditional use?

A conditional use is a land use that would not be appropriate generally or without restriction throughout a specified area but which, if controlled as to the number, area, location, or relation to the neighborhood, could promote the public health, safety, or general welfare.

What is the purpose of a conditional use permit?

A conditional use permit allows for the possibility of a conditional land use to exist within the City's zoning code. Conditional use permits are often required to protect residential neighborhoods against potentially disruptive uses. For example, uses which might generate substantial amounts of noise, odor, traffic, or are otherwise incompatible with the neighborhood.

It is the responsibility of the property owner to demonstrate that the use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole. The Evansville Plan Commission may issue a conditional use permit after considering the appropriateness of the use in the proposed location and evaluating how potential undesirable impacts, if any, will be addressed.

What are some examples of uses requiring a conditional use permit?

Some examples of conditional uses include: restaurants, taverns, theaters, arcades, indoor commercial entertainment community living arrangements, vehicle sales or rental, drive through facilities, group day care centers, vehicle repair and maintenance uses, car washes, personal storage facilities, group developments, or heavy industrial uses.

What information is required to apply for a conditional use permit?

The applicant must submit maps clearly identifying the property and location of the proposed use. A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations and a site plan are also required. The applicant should also provide written justification as to the reasons why the applicant believes the proposed conditional use is appropriate and does not create undesirable impacts on nearby properties, the environment, or the community.

What is the process?

The applicant is encouraged to meet with the City Community Development Director to discuss any questions prior to the submission of the application. After the application is submitted, it will be reviewed by City staff, who will check it for completeness and evaluate whether the use is in harmony with the goals of the City's Comprehensive Plan. The Plan Commission will hold a public hearing, consider the staff recommendations, and make a decision within 60 days of the public hearing. There is a fee of \$300, plus reimbursement of municipal consulting costs. (This fee is in addition to the \$300 fee for site plan review.)

Are there opportunities for public input?

A public hearing will be scheduled for a Plan Commission meeting. Notice of the hearing will be sent to property owners within 250 feet of the subject property, posted at City Hall, and published in the *Evansville Review*. Interested individuals are encouraged to contact the Community Development with questions prior to the hearing and attend the hearing to share their opinions regarding the application.

Note: This fact sheet is prepared to facilitate an understanding about conditional use permits. Applicants should refer to the City's zoning code for further explanation and requirements. Please contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov if you have any questions.

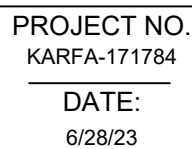
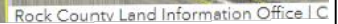
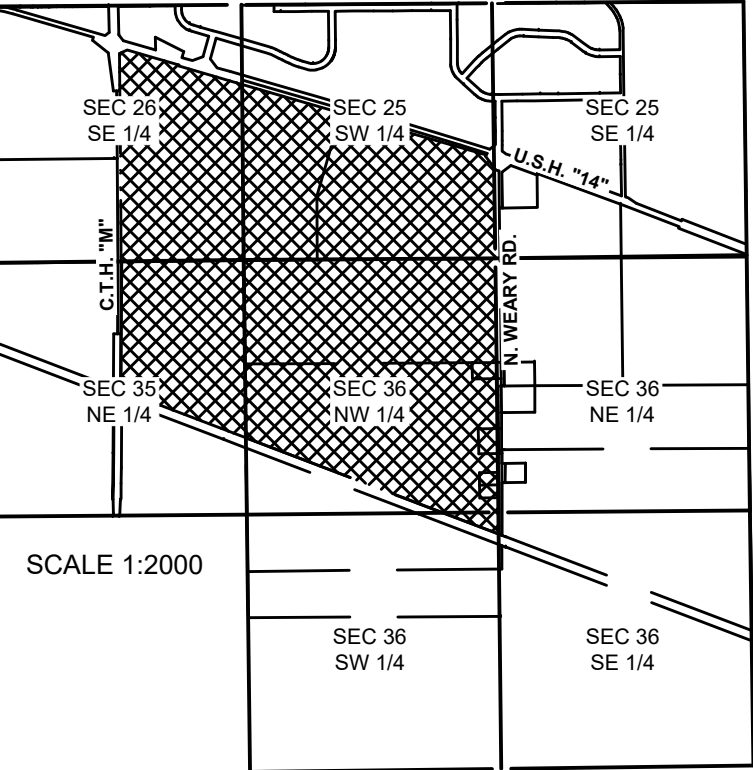


FIGURE
NO. 1





OVERALL DETAIL

ALTA/NSPS LAND TITLE SURVEY

LEGEND

LEGEND		
	WATER MAIN	SECTION CORNER MONUMENT FOUND AS DESCRIBED
	BURIED GAS LINE & METER	
	BURIED TELEPHONE LINE & PEDESTAL	3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
	BURIED FIBER OPTIC LINE	11/16" OD, 18" LGTH, REBAR SET (UNLESS OTHERWISE STATED)
	SANITARY MAIN & MAN HOLE	(XXXX) RECORDED AS / DEEDED AS
	OVERHEAD POWER LINE, POWER POLE, GUY WIRE, & METER	PARCEL - SUBPARCEL
	STORM SEWER & MAN HOLE	PARCEL - EXCEPTION
	CULVERT & CATCH BASIN / INLET	VENT PIPE
	RAIL ROAD TRACKS C/L	CONIFEROUS TREE
	BARBED WIRE FENCE LINE	DECIDUOUS TREE
	WOODEN FENCE LINE	GATE VALVE
		HANDHOLE
		LIGHT
		MISC. MANHOLE
		MISC. PEDESTAL
		POST
		SIGN
		RAILROAD SIGNAL
		RAILROAD SWITCHSTAND
		TRAFFIC BOX
		WELL

TABLE "A"

- MONUMENTS FOUND OR PLACED AT ALL MAJOR CORNERS OF SUBJECT PROPERTY
2. ADDRESS(S) OF SUBJECT PROPERTY: (*SOME PARCELS DO NOT HAVE ADDRESSES*)
781 E. MAIN ST.,
EVANSVILLE, WI
- 6727 N WEARY RD.,
6741 N WEARY RD.,
6623 N WEARY RD.,
6537 N WEARY RD.,
6527 N WEARY RD.,
6726 N CNTY. RD. "M"
UNION, WI
3. SUBJECT PARCEL FALLS ENTIRELY WITHIN UNSHADED AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 55105C0019E, EFFECTIVE DATE 9-16-2015.
4. GROSS LAND AREA 14,779,739 SQUARE FEET, 339.3 ACRES
5. TOPOGRAPHIC CONTOURS AT 1' INTERVALS SHOWN HEREIN, GENERATED FROM FIELD WORK ON NAVD88
8. ALL SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK ARE AS GRAPHICALLY ON MAP
- 11(b). BURIED UTILITIES SHOWN HEREIN AS FIELD LOCATED BY DIGGERS HOTLINE, TICKET NO.(S) 20231102153, 20231102155, 20231102181, 20231102187, 20231102205
13. NAMES OF ADJOINING LAND OWNERS, AS LISTED ON ROCK COUNTY GIS, ARE AS SHOWN HEREIN
15. AERIAL IMAGERY SHOWN HEREIN FROM STATE CARTOGRAPHERS OFFICE, DATED 2020
16. NO RECENT EARTH WORK OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK
17. NO PROPOSED ROAD WORK TO TAKE PLACE ON C.T.H. "M", PER ROCK COUNTY PUBLIC WORKS IN A EMAIL CONVERSATION ON 3-31-2023. NO PROPOSED ROAD WORK TO TAKE PLACE ON S.T.H. "14", PER WIDOT IN A EMAIL CONVERSATION ON 4-4-2023 THE TOWN OF UNION HAS PLANNED DITCHING/DRAINAGE, PATCHING, AND SEALCOATING ON WEARY RD. IN THE TOWN OF UNION'S 5-YEAR PLAN, PER EMAIL CONVERSATION ON 4-3-2023.
- To: Those who Purchase the Property
First American Title Insurance Company National Commercial Services
Oscar L. Bjugstad and Norma J. Bjugstad, trustees, or their successors in trust
Brian L. Bjugstad and Renee M. Bjugstad, as trustee of the Brian L. Bjugstad and Renee M. Bjugstad Revocable Trust
WIL-HU Acres LLC, a Wisconsin Limited Liability Company
Woodworth Farms, Inc., a Wisconsin Corporation
City of Evansville
Ryan P. McGrath and Kari A. McGrath
Templeton Farms, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, 15, 16, and 17 of Table A thereof. The field work was completed on 4-26-2023.


DATED THIS 9th DAY OF May, 2023.



KEITH A. KINDRED, PLS 2082

[illegible]

SEH FILE NO.	KARFA
PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	ERO
DESIGNED BY:	
CHECKED BY:	KAK



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

[illegible]

ALTA/NSPS LAND TITLE SURVEY

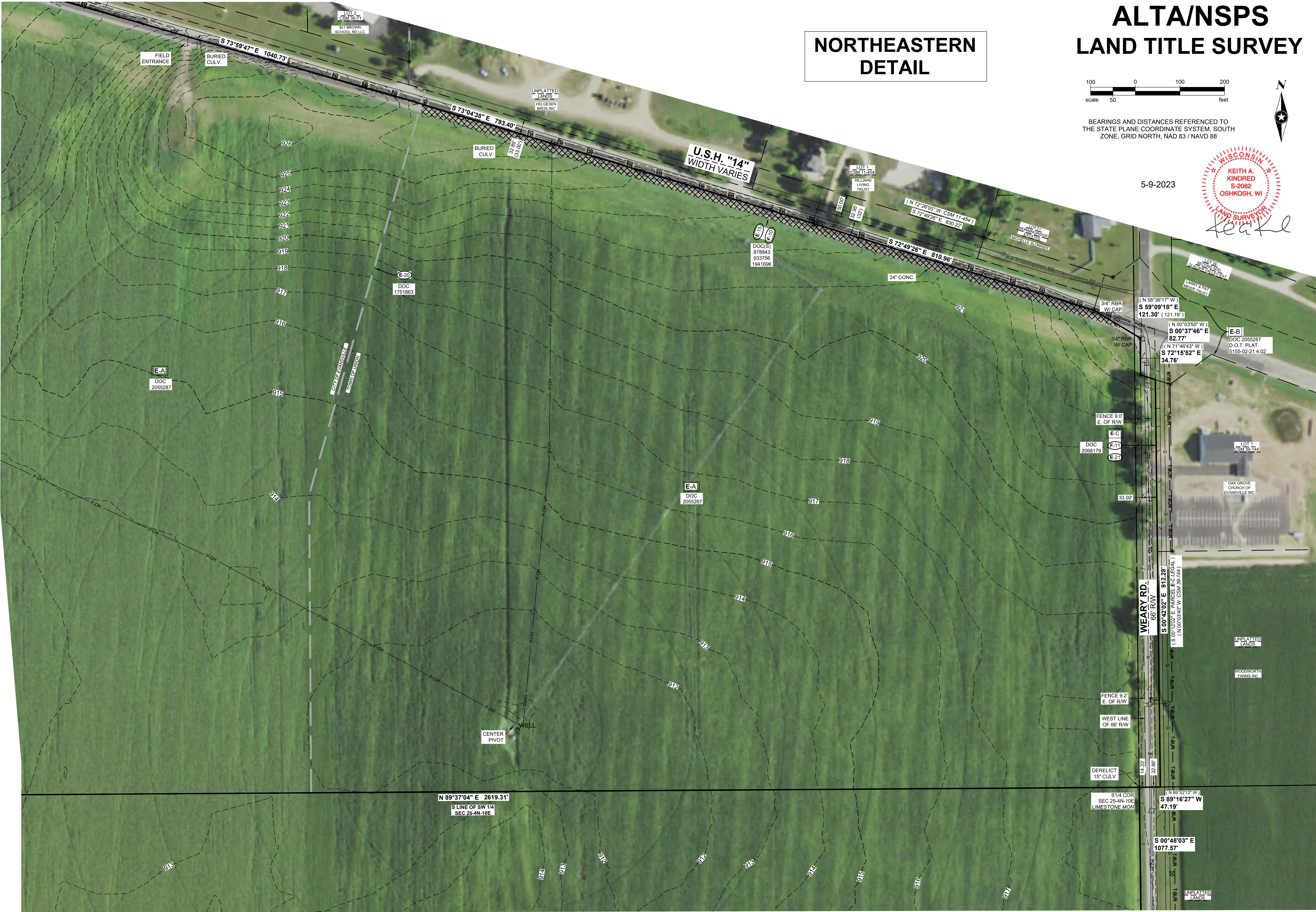
[illegible]

PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SHEET
2 OF 6



X:\WORK\KARFA\72388\9-SURVEY\92-CAD\10-C3D\KARFA 172388 ALTA.DWG



NORTHEASTERN DETAIL

ALTA/NSPS LAND TITLE SURVEY



BEARINGS AND DISTANCES REFERENCED TO
THE STATE PLANE COORDINATE SYSTEM, SOUTH
ZONE, GRID NORTH, NAD 83 / NAVD 88




5-9-2023



NO.	BY	DATE	REVISIONS

SEH FILE NO.	KARFA
PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	ERO
DESIGNED BY:	---
CHECKED BY:	KAK



PHONE: 414.848.8818
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND PART OF THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN
OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, AND SOUTHWEST 1/4, AND
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25,
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AND PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP
4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY



BEARINGS AND DISTANCES REFERENCED TO
THE STATE PLANE COORDINATE SYSTEM, SOUTH
ZONE, GRID NORTH, NAD 83 / NAVD 88




5-9-2023



REVISIONS			
NO.	BY	DATE	

SEH FILE NO.	KARFA
PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	ERO
DESIGNED BY:	---
CHECKED BY:	KAK



PHONE: 414.840.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

ALL OF LOT 1 OF CSM 38-5, AND LOT 1 OF CSM 29-58, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 25, PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, PART OF THE NORTHWEST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHWEST 1/4 OF SECTION 14, AND PART OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF SECTION 14, AND THE NORTHWEST 1/4 OF SECTION 14, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN



REVISIONS	
NO.	DATE
BY	

SEH FILE NO.	KARFA
PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	ERO
DESIGNED BY:	---
CHECKED BY:	KAK

SEH

PHONE: 414.848.8818
501 MAPLE AVENUE
DELAFIELD, WI 53018-8351
www.sehinc.com

ALL OF LOT 1 OF CSM 38-5, AND LOT 1 OF CSM 28-98, AND PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25,
PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF
THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF
THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 TOWNSHIP
4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN



OILSEED PROCESSING & REFINING

PROJECT ORANGE
EVANSVILLE, WISCONSIN

Project Information Sheet

Owner:



OILSEED PROCESSING & REFINING

5500 Cenex Drive
Inver Grove Heights, Minnesota 55077

Mechanical Engineer:

KFI
ENGINEERS

670 County Road B West
St. Paul, Minnesota 55113
Tel: (651) 771-0880 Fax: (651) 771-0878
Email: kfi@kfi-eng.com

Email: kfi@kfi-eng.com

Civil Engineer:



SEH, Inc.
2351 Connecticut Ave, Suite 300
Sartell, MN 56377
Tel. (320) 229-4300

Tel. (320) 229-4300

Developer:



McGough

2737 FAIRVIEW AVENUE NORTH
ST. PAUL, MINNESOTA 55113
Tel. (651) 633-5050
Fax (651) 633-5673

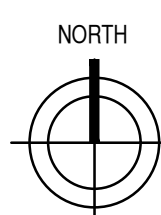
Fax (651) 633-5673



1 CITY A
GAR-9000 1"=400'-0"

1 CITY APPLICATION TITLE SHEET PROJECT LOCATION - TRUE NORTH

0 100' 200' 400'



PRELIMINARY
 NOT FOR CONSTRUCTION

CONFIDENTIAL


*Confidential and Proprietary Information. These documents may not be used or reproduced without the express written consent of KFI Engineers.

KFI
ENGINEERS

670 County Road B West
St. Paul, Minnesota 55113
Tel: (651) 771-0880 Fax: (651) 771-0878
Email: kfi@kfi-eng.com

THIS DRAWING IS THE PROPERTY OF CHS AND IS SUBJECT TO RETURN ON DEMAND. NO PART OF THE INFORMATION CONTAINED WITHIN THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE), WITHOUT WRITTEN CONSENT OF:

CHS Oilseed Processing

NO.	DATE	REVISION	BY	DESIGNER: KFI	CITY APPLICATION TITLE SHEET PROJECT LOCATION - TRUE NORTH <div style="text-align: center;">  </div> Oilseed Processing - PROJECT ORANGE	REVISION NO.: A
A	07/05/23	ISSUED FOR REVIEW	KFI	DRAWN: KFI		DRAWING NAME:
				CHECKED: KFI		DEPARTMENT:
				DRAW DATE: 07/05/23		DATE PRINTED:
				SCALE: AS NOTED		DRAWING NO: GAR-010



FLOOR AREA AND BUILDING HEIGHTS		
BUILDING	FLOOR AREA (SF)	HEIGHT (FT)
PREPARATION	110,000	105
EXTRACTION	65,000	120
REFINERY	100,000	150
UTILITIES	30,000	40
DEGUMMING	12,000	40
OFFICE / MAINTENANCE	25,000	30
COLD STORAGE	7,500	25
FIRE PUMP	2,500	20
TRUCK RECEIVING	7,500	30
TRUCK LOADOUT	7,500	80
TRUCK OIL LOADOUT	500	25
WASTE WATER TREATMENT	30,000	40
FLAT STORAGE	175,000	50
HIGHEST STACK	N/A	200

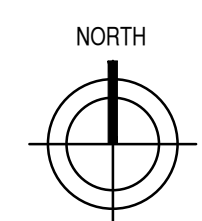
SURFACE AREAS	
AREA	FOOTAGE (SF)
PROPOSED LOT AREA	13,800,000
IMPERVIOUS SURFACE AREA	1,500,000
TOTAL FLOOR AREA RATIO: 4.2%	
IMPERVIOUS SURFACE RATIO: 10.9%	
LANDSCAPE SURFACE RATIO: 89.1%	

GENERAL NOTES:

- ① EXTERIOR LIGHTING DETAILS TO BE DETERMINED. ALL EXTERIOR DOORWAYS SHALL INCLUDE WALL PACK LIGHT. GENERAL PLANT LIGHT LEVEL ASSUMED TO BE 2 FOOT CANDLES. PLANT SHALL BE DESIGNED TO MEET CITY REQUIREMENTS REGARDING DARK SKY COMPLIANCE.

KEYED NOTES:

- ① PROPOSED CHS MONUMENT SIGN. DIMENSIONS, TYPE AND LIGHTING TO BE DETERMINED.
- ② PROPOSED CHS LOGO ON TOP OF MEAL STORAGE. DIMENSIONS, TYPE AND LIGHTING TO BE DETERMINED.
- ③ PARKING LOT DIMENSIONS ARE 215'-0" X 158'-0" WITH 60 SPACES AND 4 ADA SPACES.



PRELIMINARY
NOT FOR CONSTRUCTION

CONFIDENTIAL


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KFI
ENGINEERS

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St. Paul, Minnesota 55113
Tel: (651) 771-0880 Fax: (651) 771-0878
Email: kfi@kfi-eng.com

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CHS Oilseed Processing

NO.	DATE	REVISION	BY	DESIGNER: KFI	CITY APPLICATION SITE PROPERTY PLAN WITH IMAGE - TRUE NORTH	REVISION NO.:
A	07/05/23	ISSUED FOR REVIEW	KFI	DRAWN: KFI		DRAWING NAME:
				CHECKED: KFI		DEPARTMENT:
				DRAW DATE: 07/05/23		DATE PRINTED:
				SCALE: AS NOTED		DRAWING NO.:
						068-001
					Oilseed Processing - PROJECT ORANGE	

FLOOR AREA AND BUILDING HEIGHTS

BUILDING	FLOOR AREA (SF)	HEIGHT (FT)
PREPARATION	110,000	105
EXTRACTION	85,000	120
REFINERY	100,000	150
UTILITIES	30,000	40
DEGUMMING	12,000	40
OFFICE / MAINTENANCE	25,000	30
COLD STORAGE	7,500	25
FIRE PUMP	2,500	20
TRUCK RECEIVING	7,500	30
TRUCK LOADOUT	7,500	80
TRUCK OIL LOADOUT	500	25
WASTE WATER TREATMENT	30,000	40
FLAT STORAGE	175,000	50
HIGHEST STACK	N/A	200

SURFACE AREAS

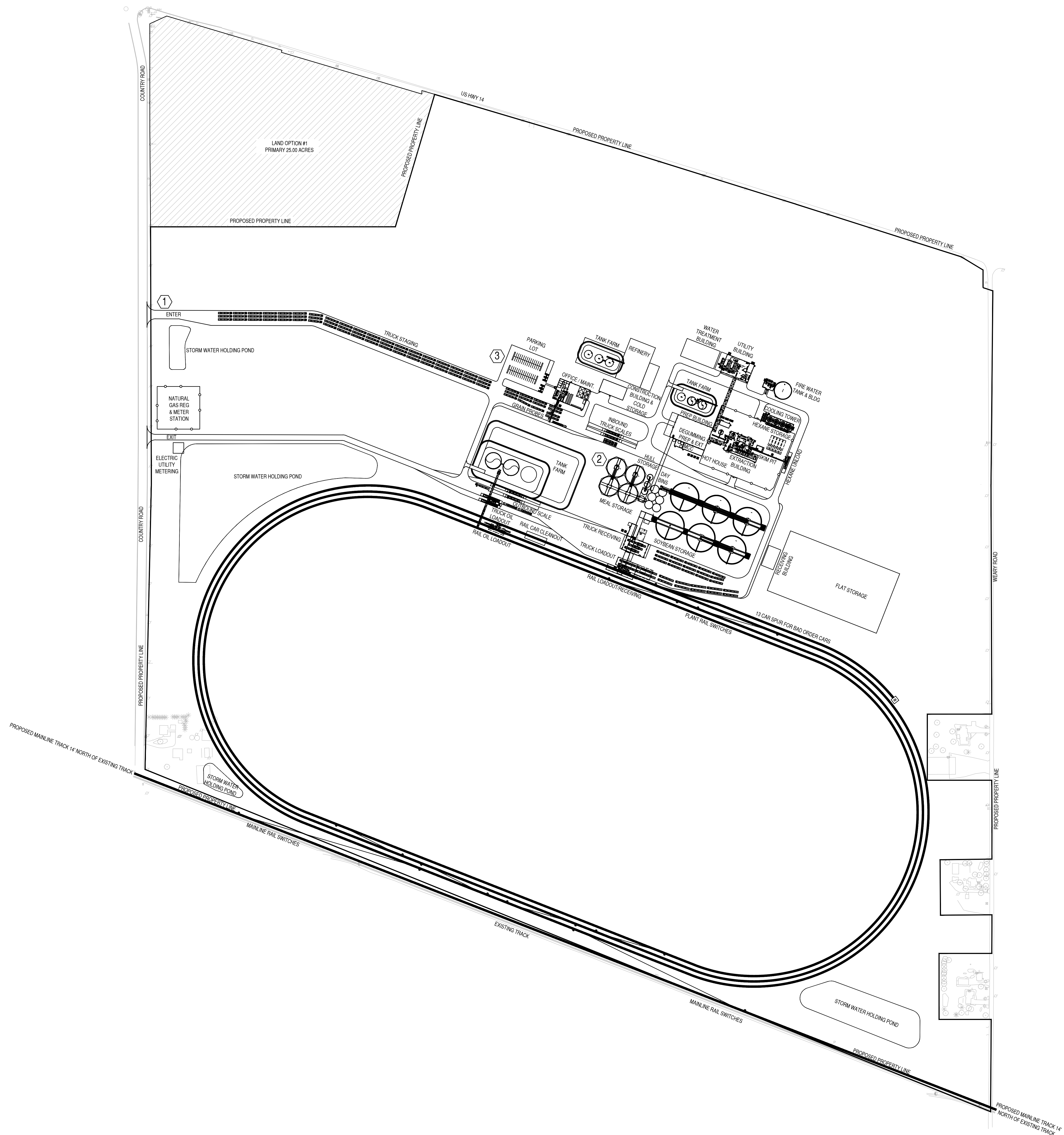
AREA	FOOTAGE (SF)
PROPOSED LOT AREA	13,800,000
IMPERVIOUS SURFACE AREA	1,500,000
TOTAL FLOOR AREA RATIO: 4.2%	
IMPERVIOUS SURFACE RATIO: 10.9%	
LANDSCAPE SURFACE RATIO: 89.1%	

GENERAL NOTES:

- ① EXTERIOR LIGHTING DETAILS TO BE DETERMINED. ALL EXTERIOR DOORWAYS SHALL INCLUDE WALL PACK LIGHT. GENERAL PLANT LIGHT LEVEL ASSUMED TO BE 2 FOOT CANDLES. PLANT SHALL BE DESIGNED TO MEET CITY REQUIREMENTS REGARDING DARK SKY COMPLIANCE.

KEYED NOTES:

- ① PROPOSED CHS MONUMENT SIGN, DIMENSIONS, TYPE AND LIGHTING TO BE DETERMINED.
- ② PROPOSED CHS LOGO ON TOP OF MEAL STORAGE. DIMENSIONS, TYPE AND LIGHTING TO BE DETERMINED.
- ③ PARKING LOT DIMENSIONS ARE 215'-0" X 158'-0" WITH 60 SPACES AND 4 ADA SPACES.



1 CITY APPLICATION SITE PROPERTY PLAN NO IMAGE - TRUE NORTH
GAR-9002 1"=200'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

CONFIDENTIAL

KFI
ENGINEERS

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CHS Oilseed Processing

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A	07/05/23	ISSUED FOR REVIEW	KFI	KFI
				CHECKED:
				KFI
				DRAW DATE:
				07/05/23
				SCALE
				AS NOTED

CITY APPLICATION SITE PROPERTY
PLAN NO IMAGE - TRUE NORTH



Oilseed Processing - PROJECT ORANGE

REVISION NO:	A
DRAWING NAME:	
DEPARTMENT:	
DATE PRINTED:	
DRAWING NO:	GAR-9002

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Mark Fabel

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Facility Manager

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Mark Fabel

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Security Checked

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Signing Complete

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